

BYLAW NO. 485/2026**A BYLAW TO AMEND BYLAW NO. 374/2014 KNOWN
AS THE ZONING BYLAW**

Pursuant to Section 46(3) of *The Planning and Development Act, 2007*, the Council of the Town of Balgonie, in the Province of Saskatchewan, enacts to amend Bylaw No. 374/2014 as follows:

1. Subsection 4.38 Intermodal Freight Containers (Trailers, Sea and Rail Containers) is deleted and replaced with the following:

4.38 Shipping Containers (Intermodal Freight Containers)

Where provided for in the zoning district, shipping containers may be accommodated as temporary or permanent accessory storage buildings. Shipping containers used for storage shall be considered buildings for the purpose of this Bylaw and shall be subject to the following:

- a) Development permits are required for permanent shipping containers.
 - b) Shipping containers shall not be located in any front or side yard. There shall be a minimum distance of 3.0 metres between a shipping container and the principal building.
 - c) Shipping containers are subject to the yard setbacks for accessory buildings as required in the applicable zoning district.
 - d) The area occupied by shipping containers shall be included in the calculation of the site coverage.
 - e) Council may require shipping containers deemed to be unsightly, misused, unsafe, or otherwise inappropriate to be removed at the owner's expense, within the required time period.
 - f) Council may limit the number of shipping containers allowed on any site. The maximum number of containers shall be based on the zoning district in which the site is located, the principal use of the site, the capacity to meet all required setbacks, and the potential to create a nuisance to neighbouring properties.
 - g) The interior and/or exterior of shipping containers may be modified or refurbished (siding, roof, doors, etc.), subject to Council's approval. Plans or designs shall be included as part of the development permit application.
 - h) All shipping containers shall meet the requirements of *The Construction Codes Act*.
 - i) Shipping containers may only be used for storage. Human or animal habitation will not be permitted within a shipping container.
 - j) Shipping containers shall not be stacked on top of one another.
 - k) Dangerous or hazardous materials or containers shall not be stored in any shipping container.
 - l) No person shall park or store any shipping container for the purpose of advertising within any zoning district.
2. Subsection 5.6.1 Permitted Uses in the R 1-Residential District is amended by adding the following directly after (d) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use:
 - (e) One Shipping container per site

3. Subsection 5.7.1 Permitted Uses in the R2-Residential Multiple Dwelling District is amended by adding the following directly after (e) Public works, buildings and structures excluding warehouses, storage yards and waste management or sewage facilities:

(f) One Shipping container per site

4. Subsection 5.8.1 Permitted Uses in the RMH – Residential Mobile Home District is amended by adding the following directly after (d) Public works, buildings and structures excluding warehouses, storage yards and waste management or sewage facilities:

(e) One Shipping container per site

5. Subsection 5.9.1 Permitted Uses in the C1-Town Centre Commercial District is amended by adding the following directly after (q) Hotels and motels:

(r) One Shipping container per site

6. Subsection 5.10.1 Permitted Uses in the HPC-High Profile Commercial District is amended by adding the following directly after (l) Mini warehousing and u-store facilities.

(m) One Shipping container per site

7. Subsection 5.11.1 Permitted Uses in the C2-Commercial/Light Industrial District is amended by adding the following directly after (s) Buildings, structures, and uses accessory to, and located on the same site as, the principal building or use excepting any building or structure used for human habitation.

(t) One Shipping container per site

8. Temporary Use Permits for Shipping Containers

- a) The Development Officer may issue a development permit for a temporary use of a shipping container, with specified conditions, for a specified period of time, to accommodate temporary uses or developments incidental to approved construction, temporary accommodation, temporary gravel operations or asphalt plants, or other temporary uses deemed appropriate by the Municipality.

- b) Every temporary use shall be approved for a specified period of time. Unless otherwise stated in this Bylaw, a temporary use shall not exceed twelve (12) months.

- c) Where a development permit for a temporary use has expired, the permit may be renewed for up to twelve (12) months:

- i. In the case of a permitted use, at the discretion of the Development Officer;

- d) A permit for a temporary use may only be renewed once.

- e) Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.

- f) A temporary use must meet the zoning requirements of the applicable zoning districts.

- g) Council may, at its discretion, revoke a temporary development permit should the use violate any of the permit conditions.

- h) Permanent structures shall not be permitted as part of a permit for a temporary use.

Introduced and read a first time this 11th day of May, 2026.

Read a second time this 8th day of June, 2026.

Read a third time and passed this 8th day of June, 2026.



Signed by:

Lain Lovelace, Mayor

Debbie Lane, Assistant Administrator

Copies of the original signed bylaw can be obtained from the Town Office by request.